

B-3429 - B-3432  
455-401 Grindall St. (South side)  
Baltimore, Md.  
Private access

c.1885-1908

The south side of the 400 block of Grindall St. is improved by several late nineteenth century groups of houses, and one group dating to 1907-1908. At 447-455 Grindall St. there is a row of two story, two bay wide brick houses with shed roofs and bracketed cornices built by William Dashields in the 1880's or early 1890's. Moving west, at 439-445 Grindall St. there is a similar row of two story, two bay wide late Victorian style brick houses, built by John E. Grindall in the early 1890's. Further west, at 409-419 Grindall St., there is a row of two story, two bay wide brown brick houses with shed roofs and simple sheet metal bracketed cornices, built in 1907-1908 by Walter Hampson. Finally, at 401-407 Grindall St., there is a row of two story, two bay wide brick houses with shed roofs and bracketed cornices, built by James F. Morgan in the late 1880's as part of his development of the adjoining sections of Riverside Ave.

# MARYLAND HISTORICAL TRUST

B-3432  
MAGI 0434322604

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

### 1 NAME

HISTORIC

AND/OR COMMON

### 2 LOCATION

STREET & NUMBER

401-407 Grindall St.

CITY, TOWN

Baltimore

— VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

### 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

### 4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE, zip code

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION****CONDITION**

☐ EXCELLENT  
☒ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

**CHECK ONE**

☐ UNALTERED  
☒ ALTERED

**CHECK ONE**

☒ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

This row of four, two story, two bay brick houses with shed roofs and bracketed cornices was built as a unit in the late 1880's by the same developer who built the neighboring rows on Riverside Ave. (1001-1021 and 1027-1049) and 402-408 Cross St. All of the houses have been covered with formstone.

The houses are two stories in height. 401 and 403 Grindall are 10'9" wide, 405 and 407 Grindall are 11 1/2' wide and all occupy lots 65' deep. The houses are two rooms deep and have one story high, two bay deep rear additions. The houses are probably constructed in running bond but the facades have all been covered with formstone. Each house has a single rectangular chimney located along the front section of the east side of the house and a second chimney located on the east side of the house, at the rear of the house. The shed roof is capped by a wooden cornice that was originally continuous. The cornice of 403 Grindall is now missing. The cornice consists of a deeply projecting crown molding set above panels of scroll-sawed motifs bordered by a row of quarter-round carvings. Three carved brackets per house (end brackets being shared by adjoining houses) support the cornice and connected it to a lower molding strip which was removed when the formstone was put on.

Although the formstone covering hides the original treatment of the window lintels and sills, it is apparent that the door and window openings had segmentally arched brick lintels with scroll-sawed tympanums. The sills were probably wood, as at 402-408 Cross St. All of the window openings are filled with 1/1 double hung sash. The houses originally all had Mission-style oak doors. Today only 407 Grindall has the original door. 401 has a late, panel door; 403 has a panel door with upper fanlight; and 405 has a modern six panel door. Each doorway has a single light transom. The houses sit on fairly high basements, the entrance to 401 being reached by three wood steps, that of 403 being reached by five stone steps, that of 405 being reached by four metal steps, and that of 407 being reached by three brick steps. Each house has a rectangular basement opening located to the left of the steps.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE****PERIOD****AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW**

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES     1887

BUILDER/ARCHITECT     James F. Morgan

**STATEMENT OF SIGNIFICANCE**

See under 1001-1021 Riverside Ave.

These houses were built by the same builder who constructed the long rows at 1001-1021 Riverside Ave. The houses are essentially the same as the Riverside Ave. houses, or the houses at 402-408 Cross St. and 301-305 Hamburg St. built by Morgan, except for the fact that they are two bays wide instead of three and were built to appeal to a less affluent working class group than the rows on Riverside, Cross, and Hamburg Sts. Whereas those houses sold for prices ranging from \$1000 to \$1400, these houses were sold by Morgan for only \$500 apiece.<sup>1</sup> The houses were sold to owner-occupants. The first owner of 401 Grindall St. was a Charles Williams, a rigger, who lived there from 1887 to 1897; the second owner was a George Slacum, a mariner. The first owner of 403 Grindall St. was a George E. King, a butcher, who lived there in the 1890's.<sup>2</sup>

<sup>1</sup>Baltimore City Land Records, Liber JB 1168, Folio 363, 367, 374, 370

<sup>2</sup>Baltimore City Directory, 1887, 1890, 1898

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY 10'9" x 65'; 11'6" x 65'

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**NAME/TITLE  
M.E. Hayward / Historic Sites SurveyorORGANIZATION  
Maryland Historical Trust / Struever Bros. & Eccles 4/79<sup>DATE</sup>STREET & NUMBER  
1745 Circle Rd.

TELEPHONE

CITY OR TOWN  
RuxtonSTATE  
Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

B-3432

1913

COVINGTON

ST.

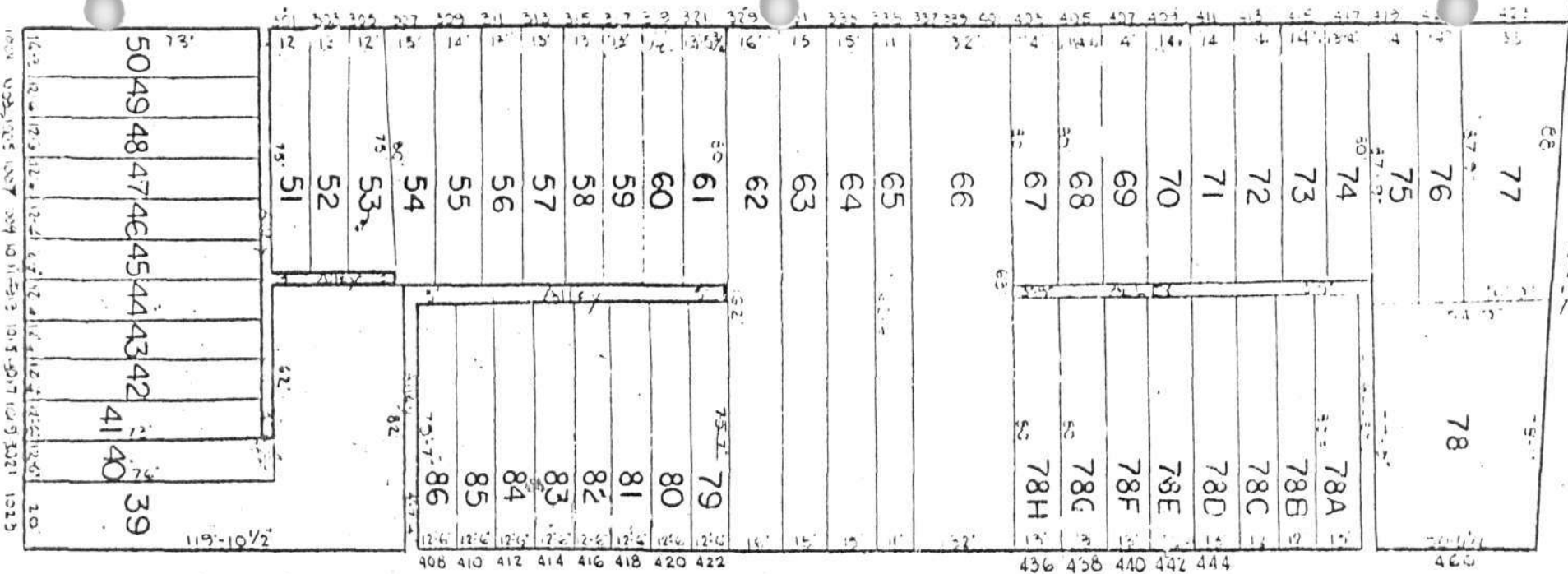
GENERAL HILL PARK

ST.

ST.

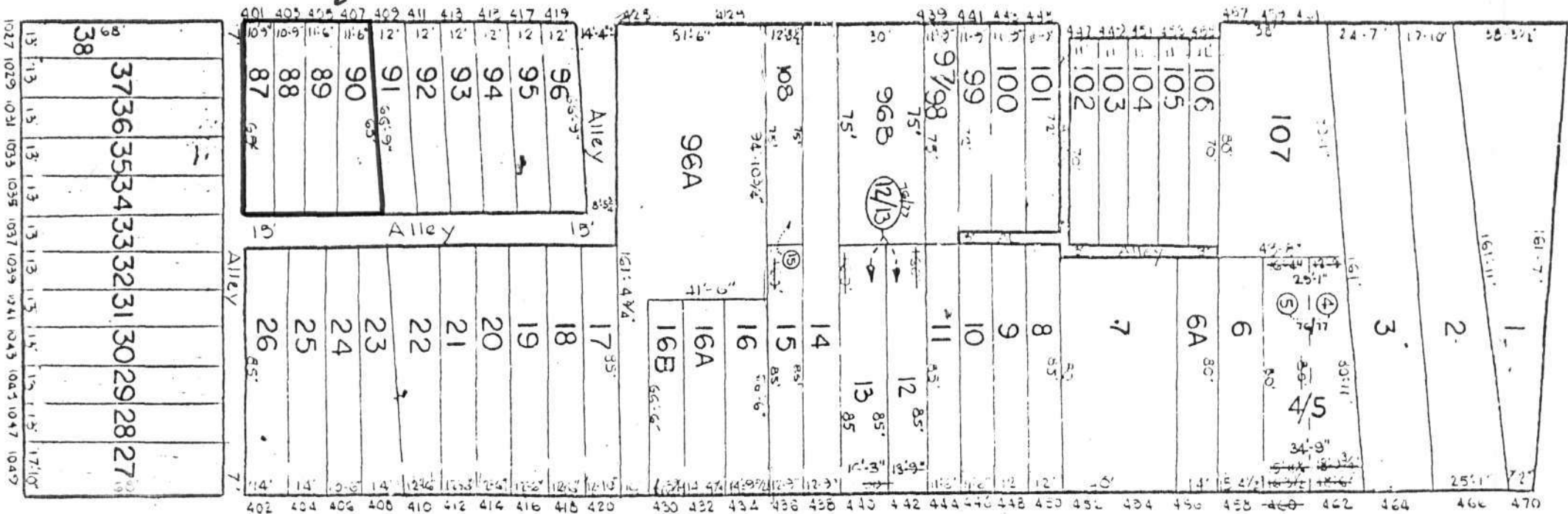
SIDE

WALK



GRINDALL

B-3432



E. CROSS

RIVERSIDE

AVE.



B-3432  
401-407 Grindall Street  
Block 1915 Lots 087-090  
Baltimore City  
Baltimore East Quad.







B-3432

401-407 Grindall St.

- M.E.H. -

5/79

North elevation



B-3432

405-407 Grindall St.

-M.E.H.

5/79

North elevation